

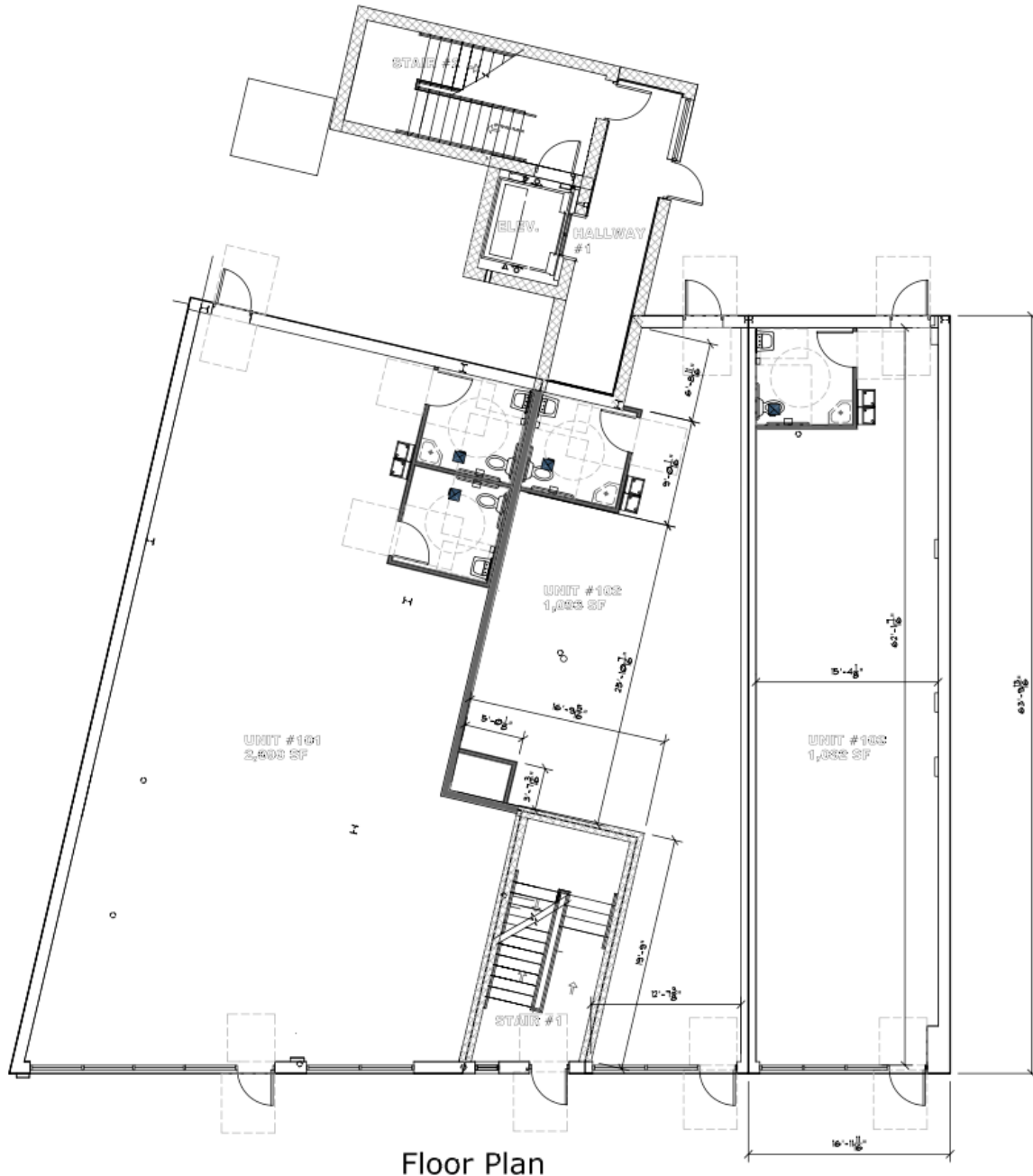


RETAIL/OFFICE Available for Lease

ADDRESS	781 Wyoming Avenue, Kingston Borough, Luzerne County, PA 18704		
LOCALE	Former salon space located along Wyoming Avenue, minutes from Route 309/Cross Valley Expressway in Kingston, PA.		
PARCEL	<u>Unit</u>	<u>Current Tenant</u>	<u>Available Square Feet (+/-)</u>
	102	Vacant	1,093
INTERIOR FINISH	Former Salon Space (mainly open space w/ restroom and plumbing stubs from salon).		
BATHROOMS	Existing Restroom.		
HVAC	Gas Heating, Ventilating and Air Conditioning.		
UTILITIES	Electric, Gas, Public Water and Public Sewer.		
PARKING	Approximately 50 paved and striped spaces in the parking lot to the south.		
TRAFFIC VOLUME	24,906 ADT on Wyoming Avenue.		
ZONING	C-2: Community Commercial (Kingston Borough).		
RENT/TERM	\$1,500 Per Month Plus Utilities.		
REMARKS	Multiple points of ingress and egress from Wyoming Avenue and E Bennett Street, with existing pylon located on Wyoming Avenue. Current traffic generators in the area include Dollar General, Gertrude Hawk, Pizza Hut, Subway, Abe's Hot Dogs, Allied Services, Honesdale National Bank, M&T Bank, Center City Print and Three Dog Bakery.		

781 Wyoming Avenue Kingston - Info 2/18/2025

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